

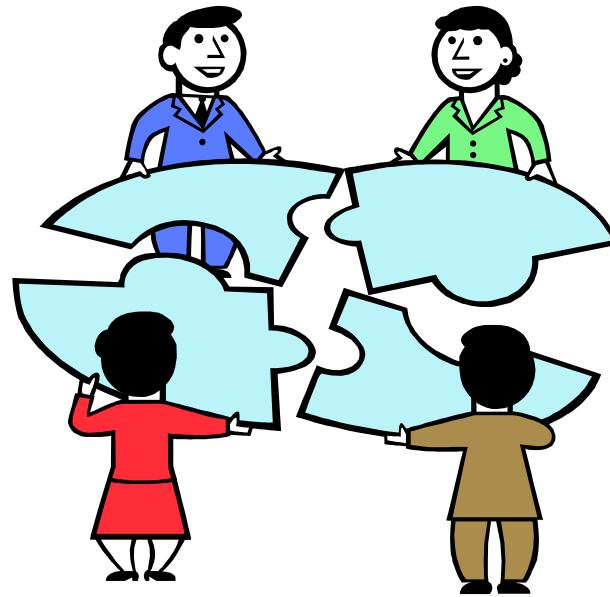
Housing Element Update **2007-2014**



June 23, 2008
CED Council Committee Meeting

Mandatory General Plan Elements

- Land Use
- Circulation
- **Housing**
- Conservation
- Open Space
- Noise
- Safety



What is a Housing Element?



- State mandated element in the General Plan
- State law requires update every 5 years generally
- Assess housing needs at various income levels
- Identify where housing can go
- Establish policy strategy to meet regional housing needs

Housing Element Components

- Housing Needs Assessment
- Sites Inventory & Analysis
- Analysis of Constraints on Housing
- Housing Programs
- Quantified Objectives



Housing Element & GP Update

Housing Element

- 5-7 year strategy
- January 1, 2007 to June 30, 2014
- **Certified by HCD
June 30, 2009**



General Plan Update

- Long-term vision
- Planning for horizon year 2040
- Expected 2010



Regional Housing Needs Allocation (RHNA) Process

- Local Housing Elements must plan to meet RHNA goals
- 1. Statewide housing needs determined
- 2. State works with Councils of Governments to assign regional housing needs to meet Statewide goal
- 3. Association of Bay Area Governments (ABAG) reassigns regional goals to affiliated counties and cities

2007-2014 RHNA Cycle

	Statewide	ABAG/ Bay Area	Santa Clara County	City of San Jose
7.5 Year RHNA Cycle	1,650,000	214,500	60,338	34,721
Annual	220,000	28,600	8,045	4,630

San Jose's 2007-2014 RHNA

Income Category	Income Range	Number of units	
		San Jose	County
Above Moderate (Above MOD)	Above 120% of AMI	15,450	25,886
Moderate (MOD)	81% -120% of AMI	6,198	11,007
Low (LI)	51% - 80% of AMI	5,322	9,567
Very Low (VLI)	31% - 50% of AMI	3,875	6,939
Extremely Low (ELI)*	≤ 30% of AMI	3,876	6,939
Total		34,721	60,338
AMI = Area Median Income: \$105,500 for a family of four in Santa Clara County.			

Source: ABAG and U.S. Department of Housing and Urban Development.



Significant Increase in RHNA goals

Income Category	1999-2006 RHNA Goal	2007-2014 RHNA Goal	% Change
ELI	N/A	3,876	
VLI	5,337	3,875	45%*
LI	2,364	5,322	125%
MOD	7,086	6,198	-12%
Above Mod	11,327	15,450	36%
TOTAL	26,114	34,721	33%

*Includes both Very Low- and Extremely Low-income categories

Housing Sites Inventory

Purpose:

To facilitate housing production by identifying housing opportunity sites.

Step 1: Perform the Inventory

Step 2: Identify Available and Suitable housing sites in the inventory

Step 3: Finalize Adequate Sites Program

Planned Growth Locations

- **Transit-Oriented Development Corridors**

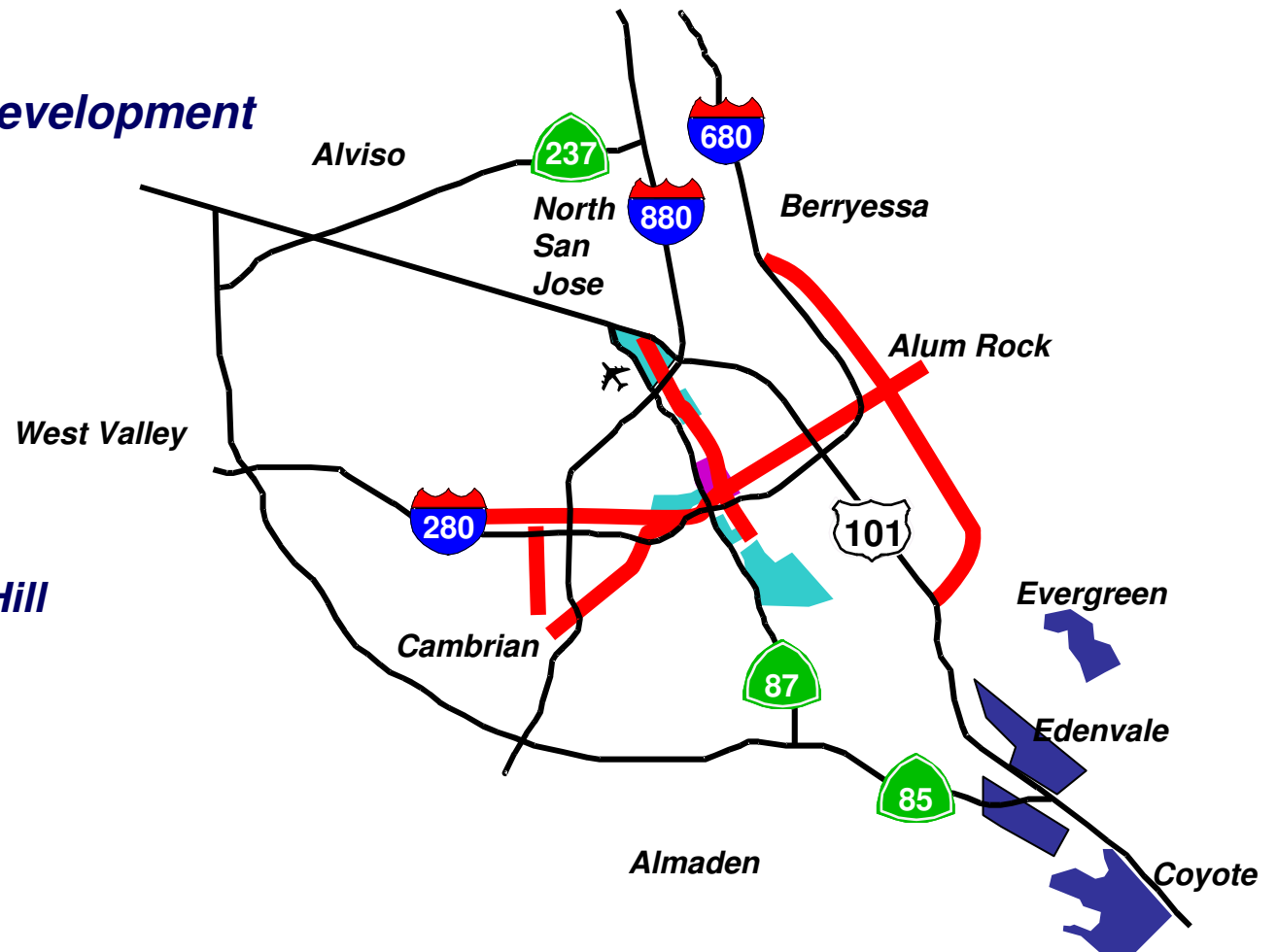
- **Downtown**

- **Specific Plans**

- South Rincon
- Japantown
- Midtown
- Tamien
- Communications Hill
- Martha Gardens

- **Job Centers**

- North San Jose
- Edenvale
- Evergreen
- North Coyote



Examples of Planned Housing Locations



San Jose Flea Market



Downtown



Hitachi Campus



North San Jose

Housing Strategies

- Transit Oriented Development: BART and Light Rail Stations
- Infill and Underutilized Sites
- Multifamily residential districts
- Mixed use
- **Encourage compact development at appropriate densities**

New Legislation & Statutory Requirements

- Identification of 200-year flood areas
- Identify needs for extremely low-income households and persons with special needs
- Homeless shelters and special needs facilities
- Significantly more detailed sites inventory



Challenges



- Difficult current housing market
- Competitive funding sources for affordable housing
- While San Jose has adequately planned for the total RHNA, suitable sites for affordable housing need to be clearly identified

Opportunities

- Chance to review existing housing policies to see what worked in previous Housing Element
- Opportunity to refine policies that promote development of housing and complete, sustainable communities
- Changing market and social dynamics (rising energy costs, increasing awareness of greenhouse gases and need for more sustainable development, etc.) provide opportunity to rethink suburban patterns of development

Next Steps

- Continue outreach in public forums
- Draft of the Housing Element Update for Council approval in Fall/Winter 2008
- Submit to HCD upon Council approval
- Expect certification by June 30, 2009

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